

WARRANTY DEED

19720810000039600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/10/1972 12:00:00 AM FILED/CERT

SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and love and affection to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Cecil F. Adam and wife, Ruth C. Adam (herein referred to as grantors), grant, bargain, sell and convey unto Janet Adam Riley and husband, Herschel M. Riley, Jr. (herein referred to as the grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commencing at the SW corner of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run along South line of said 20 acres North 87 deg. 30 min. East 589.9 feet to point of beginning of said tract; thence turn an angle of 90 deg. to left and run 245.5 feet; thence turn an angle to right of 71 deg. and run 71.1 feet; thence turn angle of 00 deg. 05' to right and run 502.3 feet to West right of way line of New Birmingham-Montgomery Four Lane Highway; thence along said highway right of way at an angle of 89 deg. 30 min. to right from last named point a distance of 343.0 feet; thence turn an angle to right of 7 deg. 51 min. and run along said highway right of way a distance of 120.6 feet; thence turn an angle to right of 102 deg. 10' and run along South line of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section a distance of 616 feet; thence continue along said South line of said 20 acres a distance of 70.5 feet to point of beginning of said tract. Containing 4.7 acres, more or less.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 10 day of August, 1972.

Cecil F. Adam (Seal)

Ruth C. Adam (Seal)

STATE OF ALABAMA:
COUNTY:

LANICE BRASHER, a Notary Public in and for said County, in said State, hereby certify that Cecil F. Adam and wife, Ruth C. Adam, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of August, 1972.

Lanice Brasher
Notary Public

BOOK 275 PAGE 644

SHelby County, Alabama
Instrument was filed
for record on
August 10, 1972
at 10:11 AM
by Cecil F. Adam
and Ruth C. Adam

